

CHAPTER 5-111 FLOODPLAIN MANAGEMENT HIGHLIGHTS

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Scope

Chapter 5-111 has been re-written in its entirety and all sections re-numbered.

Effective Date

The [Ordinance](#) shall become effective at 12:01 AM on March 15, 2021.

Vesting

All required construction plans and documents must be submitted and permit application must be accepted prior to 11:59 PM on March 14, 2021.

The Application Review must be marked as "Accepted" and

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Processing Status

Record Info ▾ Payments ▾

Historic Application Review

Urban Design Application Review

Application Review

Due on **03/14/2021**, assigned to TBD

Marked as **Accepted** on 3/14/2021 by <Staff Name>

IMPORTANT NOTE

Vesting pertains to the City of Tampa Flood Mitigation Ordinance only. Vested projects must still comply with the revised [FEMA maps](#) released on January 21, 2021.

Accessory Structures

Accessory structures (5-111.247) are permitted below the base flood elevation (BFE) provided they are used only for parking or storage and:

1. If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft.
2. If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.
3. If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft. (also see [FEMA Technical Bulletin 5](#)).
4. Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.
5. Have flood damage-resistant materials used below the base flood elevation plus one (1) foot (also see [FEMA Technical Bulletin 2](#)).
6. Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

Declaration of Land Restriction (Non-Conversion Agreement)

This is a new requirement for all enclosed areas that do not meet the design flood elevation (DFE), including garages and accessory structures. The document signifies owner's agreement not to convert/modify such areas in any manner inconsistent with regulations.

When applicable, the document must be signed by the property owner and recorded on the deed with the Clerk of Courts. A copy of the recorded document must be submitted prior to plan approval.

Substantial Improvement/Damage Determinations (SI/SD)

The cumulative cost of any combination of repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure taking place during a 1-year period shall be calculated toward the SI/SD determinations.

For each building or structure, the 1-year period begins on the later date, of approved final inspection on trade permits or on the date the certificate of completion or certificate of occupancy is issued for projects that require plan review.

Construction Value for SI/SD Determinations

One of the major changes to the Ordinance is that it eliminated the need to file a cost breakdown for each SI/SD determination. Instead, the only documentation required will be a Cost Summary, Owner Affidavit, and Contractor Affidavit.

Valuations will be determined by utilizing the most recently published [ICC Building Valuation Data Tables](#) (BVD) – Group U, Miscellaneous. The tables are updated twice a year (August and February).

Market Value for SI/SD Determinations

In order to determine market value of a structure, applicants may choose one of the following options:

- Submit an appraisal of the market value of the structure only (as defined by the [Ordinance](#)).
 - Appraisal must be dated within 12 months of submittal.

-OR-

- Use the [Hillsborough County Property Appraiser's](#) (HCPA) website.
 - Depreciated Value x 60%* = Market Value

Building Sub Areas			
Area Type	Gross Area	Heated Area	Depreciated Value
FST	84	0	\$3,180
BAS	1,116	1,116	\$84,494
FOP	38	0	\$757
FGR	228	0	\$8,631
Totals	1,466	1,116	\$97,062
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*The City allows for 60% on values from the HCPA's website, as those tend to run lower than private appraisals.

Technical Amendments to the FBC and FBC Existing Building Codes

Below is a summary of critical changes. Please see the complete [Technical Amendments](#) document for complete details.

5-111.243	Plan Review Criteria (highlights).
FBC 107.3.5	Non-conversion agreement, flood damage-resistant materials, FEMA Elevation Certificate (FEMA Form 086-33), non-residential floodproofing certificate (FEMA Form 086-34).
5-111.244	Revised definitions.
FBC 202	Substantial Improvement/Damage.
5-111.245	Revised definitions.
FBC Existing 202	Substantial Improvement/Damage.
5-111.246	Additional language incorporated.
R322.2.2 & 3.5	Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage. The enclosed area shall not be conditioned space (temperature controlled) or finished or partitioned except for one storage area no larger than 100 square feet with one dimension not to exceed 6 feet, access stairwells, ramps, and elevators, unless a partition is required by the fire code.
R322.3.5.1	Protection of building envelope. An exterior door that meets the requirements of Section R609 shall be installed at the top of stairs...

Other Highlights

5-111.81	Site Plans and Construction Documents – Information for development in flood hazard areas. <ul style="list-style-type: none"> All items are relevant, but numbers (1), (4), (5), (10), and (11) are especially critical. Please see Ordinance for details.
5-111.335.	Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (Zone V) and Coastal A Zones. <ul style="list-style-type: none"> Allowable provided they are structurally independent of the foundation system, frangible and not reinforced, and slab thickness is ≤ four (4) inches.
5-111.336	Decks and patios in coastal high hazard areas (Zone V) and Coastal A Zones. <ul style="list-style-type: none"> A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the DFE and any supporting members that extend below the DFE shall be designed to comply with the foundation requirements (in addition to FBC requirements). A deck or patio that is below the DFE shall be structurally independent from buildings or structures and their foundation systems and shall be designed to remain intact/in place (in addition to FBC requirement).
5-111.337	Other development in coastal high hazard areas (Zone V) and Coastal A Zones.

Development activities other than buildings and structures are permitted only if located outside the footprint of, and not structurally attached to, buildings and structures, and if analyses prepared by qualified registered design professionals demonstrate no wave runoff and wave reflection. Such other development activities include but are not limited to:

- Seawalls, retaining walls.
- Solid fences and privacy walls, and fences prone to trapping debris, unless designed to be breakaway.
- Open fences in [Technical Bulletin 5](#) are wood, vinyl etc.
- On-site sewage systems.

Definitions

Definitions have moved to Sec. 5-111.182. Some of the most critical terms are listed below for your reference, but please be sure to check the Ordinance for additional changes.

Accessory structure means, for the purposes of this section, a structure used only for parking and storage that is located on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.

Conditioned Space means an area, room, or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are directly or indirectly cooled where they communicate through openings with conditioned spaces.

Declaration of Land Restriction (Non-conversion Acknowledgment). A form provided by the floodplain administrator to be signed by the owner and recorded on the property deed in official records of the clerk of courts, for the owner to agree not to convert or modify in any manner that is inconsistent with the terms of the building permit and these regulations, enclosures below elevated buildings and structures, crawlspace foundations taller than 6 feet measured from the lowest adjacent grade, and accessory structures larger than 100 square feet.

Limit of moderate wave action (LiMWA) means a line shown on FIRMs to indicate the inland limit of the one and one-half-foot (457 mm) breaking wave height during the base flood.

Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this section, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or one hundred twenty (120) percent of the depreciated value of the structure as indicated by the Hillsborough County Property Appraiser's Office.

Square footage construction cost means the average construction cost per square foot, taking into account the classification/occupancy group of any proposed building and the type of construction to be used, as determined with respect to the most recent Building Valuation Data table ("BVD table") published by the International Code Council ("ICC").

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes

flood- related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the marketvalue of the structure before the damage occurred. [Also defined in FBC, section 202.]

Substantial improvement means any combination of repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure taking place during a 1-year period, the cumulativecost of which equals or exceeds 50 percent of the market value of the building or structure before improvement or repair is started. For each building or structure, the 1-year period begins on the later date,of approved final inspection on trade permits or on the date the certificate of completion or certificate of occupancy is issued for projects that require plan review. If the structure has sustained substantial damage,any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, section 202.]

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.